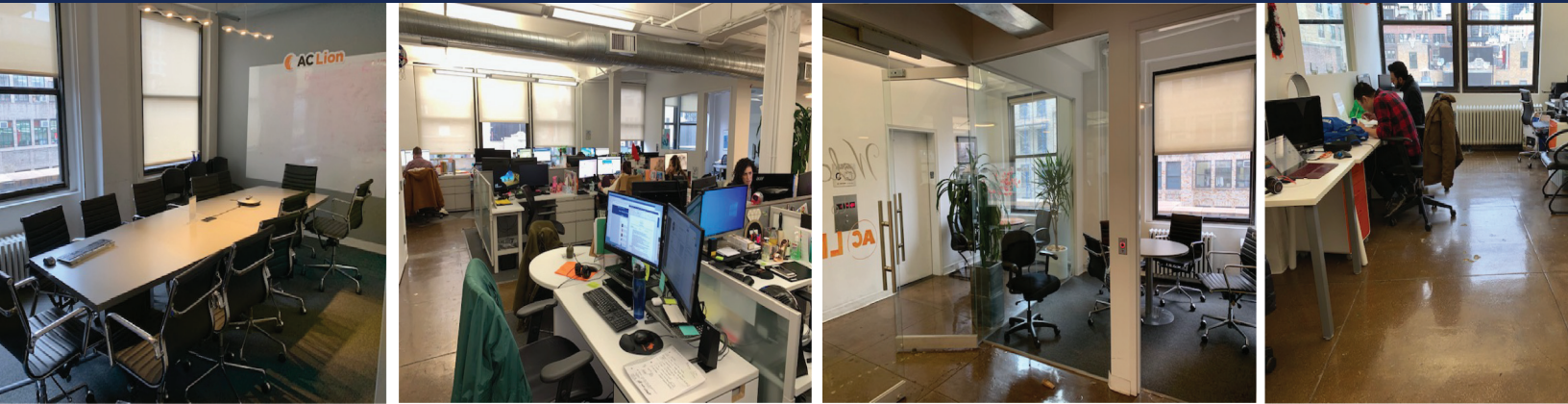


# 253 WEST 35<sup>TH</sup> STREET



Between 7th and 8th Avenues



(Pictures are As Is Condition)

## Boutique Building in Penn Station District

**Entire:** 15th Floor  
**Area:** 6,022 RSF  
**Possession:** May 1, 2020  
**Rent:** \$46 per SF

### Details:

- Renovated Attended Lobby - All new Elevator Cabs and Systems
- Tower floor with great North & South Light
- 21 Thermopane Picture operable windows
- Creative space w/ concrete floors, exposed ceilings and exposed steel columns
- Glass Front Offices (see attached existing plan)
- Direct to Con Edison / Tenant controlled A/C
- Landlord to install new bathrooms and pantry
- Stable Ownership - Est. 1898
- 2 Blocks from Penn Stations / Near All Subways and transportation
- Time Warner (cable / high speed fiber optics), Above Net Ultra High Speed (fiber), Pilot (fiber), Broadview Networks (infohighway), T-1 lines

### Noteworthy Tenants Include:

- Gibbs + Cox, INC
- Housing Partnership Dev. Corp.
- USA Studios Post Production
- PARS International (An International Rep. of NY Times for Reprints)
- Curtis Partition Corp.
- A Better Chance
- Klauber Brothers, Inc.

[View Floor Plans](#)

**FOR MORE INFORMATION PLEASE CONTACT EXCLUSIVE AGENTS**

Alan Bonett | 917-326-5533 | abonett@adamsre.com  
Brad Cohn | 917-326-5537 | bcohn@adamsre.com



All information furnished is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions of price, rental, or other conditions, prior to sale, lease or financing or withdrawal without notice.

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# 253 WEST 35<sup>TH</sup> STREET



Between 7th and 8th Avenues

## 253 West 35th Street Entire 15th Floor



As Is Layout

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